

**FARMINGTON CITY
PLANNING COMMISSION MEETING
April 23, 2015**

STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Alex Leeman and Kent Hinckley, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioners Heather Barnum and Bret Gallacher was excused.*

Item #3. Paul Underwood – Request for Conditional Use and Site Plan Approval for a Pool House

Eric Anderson said the applicant owns two lots; one of the lots is a flag lot. The applicant would like to combine the two lots and build a pool house on the northern portion of the flag lot, but needs conditional use approval by the Planning Commission to construct an accessory building over 15' in height. The Commissioners expressed concern about the proposed height of the pool house being 22'. Kent Hinckley said the property sits in a hole, and from Hidden Meadow Way, all one will be able to see from the road is the roof top of the accessory building even if it is 22' in height. David Petersen said if the applicant chose to develop the property, in lieu of combining the lots, he would be allowed 27' for the height of the home. The pool house will not be as tall as a home and it will be tucked away from the road. Once the lots combine, the property will include two accesses. Kent Hinckley asked if two accesses are allowed. David Petersen said it is not typical; however, there is a provision in the Ordinance to allow for double access.

Item #4. John Hansen – Request for Conditional Use and Site Plan Approval for Two Office Buildings

Eric Anderson said the applicant is proposing two 1-story office buildings. The biggest issue the applicant has faced is storm water and UDOT's Park Lane ROW. Since Park Lane is technically a UDOT road, the applicant had to receive approval to convey storm water toward the ROW.

Item #5. Ernie Wilmore/ICO Development – Request for Approval for the Proposed Residences at Station Parkway Design Development

Eric Anderson said the proposed Residences at Station Parkway will be located to the northwest of the existing Park Lane apartments. The Commission previously reviewed the Project Master Plan. The applicant went above what was required during the Project Master Plan process, which included providing elevations for the Commission to review. Since the applicant submitted so many details previously, Eric Anderson suggested that the Commission delegate the approval of the improvement drawings, site plan, landscaping, etc. to staff and the DRC for final review.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Brett Anderson, Alex Leeman and Kent Hinckley, Community Development Director David Petersen, Associate City Planner Eric*

Anderson and Recording Secretary Lara Johnson. Commissioners Heather Barnum and Bret Gallacher was excused.

Item #1. Minutes

Kent Hinckley made a motion to approve the Minutes from the April 9, 2015 Planning Commission meeting. Brett Anderson seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson gave a report from the April 14, 2015 City Council meeting. He said the Pheasant Hollow Subdivision alternate plan A (which included the sidewalk, flag lot and preferred park layout) was approved as recommended by the Planning Commission. The small deviation from the development agreement for the increase in the cabinet of the pylon sign and its relocation was also reviewed and recommended for approval by the Council.

CONDITIONAL USE AND SITE PLAN APPLICATIONS

Item #3. Paul Underwood (Public Hearing) – Applicant is requesting conditional use and site plan approval to build a pool house that exceeds the height limit in the underlying zone for property located at 1279 North Main on .86 acres in an LR (Large Residential) Zone. (C-3-15)

Eric Anderson said the applicant owns 2 lots on 1300 N. and Main St. One of the two lots is a flag lot. The applicant would like to build a pool house on the northern end of the flag lot, but is requesting conditional use approval for a height increase from the Ordinance's standard of 15' to 22'. Other than the height, the pool house meets all other standards for an accessory building within the zone. Eric Anderson said if the applicant were to build on the lot, the allowable height of a home would be 27'. The proposed pool house will not be as tall and will be set back from Main Street so it will be difficult to be seen. Staff recommends the approval of the height increase.

Eric Johnson, 1189 N. Main St., is the contractor on the project and is representing the applicant as the applicant is out of town. He does not have anything additional to add, but does feel that it will be a good use of the property and an improvement to the neighborhood.

Rebecca Wayment opened the Public Hearing at 7:16 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 7:16 p.m.

Brett Anderson does not see any problems with approving this item. Alex Leeman agreed; he feels if the lot was developed and a 27' home would be allowed, combining the lots and building a 22' accessory building will be less-impactful.

Rebecca Wayment asked for clarification that the applicant will in fact combine the lots in the future. David Peterson said yes, a condition to the motion is that the applicant must combine the lots prior to receiving a building permit.

Motion:

Brett Anderson made a motion that the Planning Commission approve a conditional use request subject to all applicable codes, development standards and ordinances as per the enclosed site plan and building elevations, including the vacation and abandonment of any public utility easements, and other easements, where necessary, and subject to City Council approval of the plan amendment. **Alex Leeman** seconded the motion which was unanimously approved.

Findings for Approval:

1. The height of the proposed accessory building is subordinate to the height of the proposed residence as set forth in section 11-11-060(a) and is proposed at 22’.
2. The proposed accessory building is at least 15’ away from any dwelling on an adjacent lot.
3. The proposed accessory building does meet all of the requirements set forth in Section 11-11-060(a), such as setback standards and occupies less than 25% of total area of rear yard.

Item #4. John Hansen (Public Hearing) – Applicant is requesting conditional use and site plan approval to build two office buildings at approximately 491 West Bourne Circle on 3 acres in a CMU (Commercial Mixed Use) Zone. (SP-2-15)

Eric Anderson said the applicant is proposing two 1-story office buildings. The property is zoned CMU; professional offices are conditional uses within the CMU zone. The applicant had to obtain approval from UDOT to convey storm water to the Park Lane ROW. The UDOT approval letter has been provided to staff, but **Eric Anderson** suggested still leaving it as a condition to the motion. Elevations have been provided in the staff report; the site plan meets all Ordinance requirements. All other concerns are being worked through with staff and the DRC. Staff recommends approval of this item.

Dale Satterthwaite, 1405 N. 7524 E., Huntsville, spokesman for the applicant, said he feels all requirements have been met and plans should be in order for approval. He also said they have received approval from UDOT regarding storm water drainage. The storm water will be piped to the east and will be taken to the west property line to go into the existing detention basin.

Rebecca Wayment opened the Public Hearing at 7:22 p.m.

John Hansen, 1165 W. 4000 N., Ogden, said he is excited to come to Farmington. The potential tenants are doctors and will be a great fit in the community. They would like to start construction immediately after approval.

Rebecca Wayment closed the Public Hearing at 7:24 p.m.

Alex Leeman asked for further clarification on the site plan. He wondered if there would be a future expansion to the buildings. **Dale Satterthwaite** said the entire 6,000 s.f. building will be built; however, there is only one proposed tenant at this time using approximately 4,500 s.f.

Rebecca Wayment said the condition to the motion allows for “Farmington Rock” to be included on the building OR in the landscape; however, she feels if it is included in the landscaping, it may be overlooked. She would like the motion to be amended to an “AND” in lieu of the “OR.” **Dale Satterthwaite** said there will be stone, similar to what was used for the library, included in the columns;

it will include more brown than what appears in the “Farmington Rock.” He would prefer to leave the condition as a “AND/OR” requirement.

Brett Anderson asked how “Farmington Rock” may be included in the landscaping if it is not included on the buildings. **Dale Satterthwaite** said he is not sure at this point, but he will ensure that it can be easily located within the landscaping.

David Petersen asked the Commissioners if they have a preference if synthetic rock verses real rock is used, and he asked the applicant the cost difference between the two choices. The Commissioners were comfortable with a synthetic choice. **Dale Satterthwaite** stated “Farmington Rock,” which is now technically Weber River rock, is approximately \$8-10 more per s.f. **David Petersen** offered the synthetic rock as a possible compromise to make it more cost-effective.

Alex Leeman does not feel comfortable requiring “Farmington Rock” to be included on the building as the applicant’s architect is currently designing the buildings with more brown tones; requiring the rock will force the applicant to amend all color schemes within the interior and exterior of the buildings.

The Commissioners discussed “Farmington Rock” as it is found within the Ordinance and what has previously been required of other developers. **Kent Hinckley** feels the Commission needs to be more consistent with their efforts to require “Farmington Rock.” **David Petersen** reviewed the Ordinance and the specific wording of “OR” as it is used in reference to the rocks’ use on buildings OR within the landscaping. **Rebecca Wayment** feels Park Lane is the gateway to the City; the “Farmington Rock” is a symbol of Farmington and is heavily used on the Chevron building next to the proposed office buildings. Using the rock will unify the facades and maintain an appropriate Farmington look. **Eric Anderson** mentioned that staff had planned to bring amendments to the Ordinance to remove the requirement of “Farmington Rock” as it is not located elsewhere in the code, it has become an outdated requirement and architectural styles have changed. **Rebecca Wayment** would still like to see “Farmington Rock” on the building, but if the ordinance states “OR” and the developer chooses to include it in the landscaping, she hopes the rock will be used in a significant manner for the community to recognize.

Commissioners discussed the number of buildings near the proposed office buildings that do and don’t include “Farmington Rock.” All Commissioners would like there to be more consistency as to whether it is required or it is not.

The applicant suggested a compromise that he use the rock to create a monument sign listing all tenants. **Rebecca Wayment** did not support the compromise as the monument sign will hide the rock and the monument sign would be located in Bourne Cir. She feels it would be too setback from Park Lane to be effective. **David Petersen** agreed, a monument sign with the rock would not be visible. He suggested that if the rock is used within the landscaping, the Commission could delegate final approval of the rock to staff to determine it was appropriately used and located.

Alex Leeman does not feel it appropriate for the Commission to require something like “Farmington Rock” on a building as it will drastically alter the color scheme and overall design of an applicant’s building. He feels since there are many buildings that do not include it for various reasons (i.e. Station Park and the City library), the Commission needs to comply with the “OR” within the Ordinance requirement. **Kent Hinckley** agreed and feels the evaluation of the rock’s use for this specific application should be based on how the Ordinance is currently written. **Brett Anderson** also agreed; he

said the Ordinance requires that “Farmington Rock” be used as an element on the building OR in the landscape. The Ordinance does not quantify what determines “an element.” He feels if this requirement is to remain within the Ordinance, he would like it amended to include qualifying words to ensure it is being appropriately and adequately used.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the proposed conditional use ad site plan subject to all applicable City codes, development standards and ordinance and with the following conditions:

1. The Farmington City Sign Ordinances shall be followed for all signs throughout the site;
2. Outdoor lighting, if used, must be subdued. All lighting shall be designed, located and directed to minimize glare, reflection and light pollution into adjoining and nearby lots;
3. An element of “Farmington Rock” shall be included in part of the exterior façade of the building OR as architectural elements in the landscape and be approved by the City Planning Department;
4. The applicant shall obtain and provide a letter of approval from UDOT to put the storm water pipe in their right-of-way prior to issuance of a building permit;
5. The applicant shall pipe the proposed storm-water ditch on the south of the property and receive City Engineer approval prior to issuance of a building permit;
6. The applicant shall enter into an extension agreement for curb, gutter and sidewalk improvements along the project’s frontage that abuts Park Lane.

Alex Leeman seconded the motion. **Brett Anderson, Kent Hinckley and Alex Leeman** approved the motion; **Rebecca Wayment** denied it. The motion passed.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community. The Farmington Fields Office Building is a great asset to the community and provides more space for local businesses here in the county.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use as it is a professional office building;
3. The proposed use conforms to the goals, policies and principles of the Comprehensive General Plan;
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development as it will be a much needed upgrade to the facilities that are currently existing in the area;
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation;
6. The proposed use is not detrimental to the health, safety and general welfare of persons residing or working in the vicinity and does not cause:
 - a. Unreasonable risks to the safety of persons or property because of vehicular traffic or parking;
 - b. Unreasonable interference with the lawful use of surround property; and
 - c. A need for essential municipal services which cannot be reasonably met.

Item #5. Ernie Wilmore/ICO Development (Public Hearing) – Applicant is requesting approval for the proposed Residences at Station Parkway design development consisting of a 438 unit apartment complex (7 apartment buildings total) on 12.95 acres on property located at approximately 600 North and Station Parkway in a TMU (Transit Mixed Use) Zone. (SP-4-15)

Eric Anderson said when the applicant was previously before the Planning Commission, the applicant presented a very detailed Project Master Plan. Since that time, SPARC, DRC and the Commission have all been able to review and suggest changes, all of which were minor. As a result, this step in the approval process has been simpler. The applicant has received approval for the street cross-section modification, the open space zone change has taken place and all other changes have been made. This plan now reflects the previously approved Project Master Plan; staff suggested delegating final approval of the improvement drawings and landscape plans to staff.

Keith Bennett, 2033 Dan Dr., said he is assisting with the developing and engineering of this project. He is available for questions.

Rebecca Wayment asked if the building heights will all be the same, like Park Lane, or will they vary. **Keith Bennett** said this project is not a continuation of the Park Lane apartments. The development will include 3 and 4-story buildings so building heights will vary. Different construction materials, architecture and color palettes will also be used to diversify this project from Park Lane.

Rebecca Wayment asked if all the units will be rental units, if the same property management company will be used as Park Lane and if there will be advertisements with the office phone number.

Jim Seaberg, 978 Wood Oak Lane, with ICO Companies, said they were also the builder of the Park Lane apartments. Although the developments will be separately owned, the same property management team will be used. As for marketing and advertising, **Jim Seaberg** said the traditional ways like web marketing, advertising and signage may be used. In regards to the advertising signs, he said they will adhere to the City's Sign Ordinance.

Kent Hinckley asked for more information on parking for the project. **Keith Bennett** explained the "tuck-under garages," as well as the canopy parking and parallel parking along the main streets. He said the project totals approximately 1.77 stalls per unit; Park Lane is approximately 1.95 units.

Kent Hinckley asked if the northwest corner of the project plan was the open space discussed previously when that portion of the project was rezoned. **Keith Bennett** said yes; he explained that some of the open space will include improvements to the Shepard Creek area, continuation of the trails system, a detention basin, a dog park and a green space area for picnic tables and barbeque.

Rebecca Wayment opened the Public Hearing at 8:14 p.m.

No comments were received.

Rebecca Wayment closed the Public Hearing at 8:14 p.m.

Rebecca Wayment said she feels this will be a nice addition to the area. She appreciates the open space, the trail continuation and the landscaping that will be done. **Alex Leeman** agreed; he also commended the developer for providing so much detail from the beginning as it helped him be more

comfortable delegating the improvement drawings and landscape plans to staff. **Brett Anderson** also agreed and appreciated how much was already vetted out.

Motion:

Alex Leeman made a motion that the Planning Commission approve the design development phase for the Residences at Station Parkway subject to all applicable Farmington City codes and development standards and the following condition:

Staff shall review and approve the improvement drawings and site plan for compliance to Chapter 18 of the Zoning Ordinance.

Kent Hinckley seconded the motion which was unanimously approved.

Findings:

1. After a preliminary review, it appears that the proposed development meets all of the standards and requirements of the transit mixed use zone as outlined in Chapter 18 with the exceptions listed above.
2. The parking needs for this project are being addressed using tuck under garages, small broken-up surface parking lots, on-street parking, and covered parking, this treatment of parking meets the form based code.
3. The proposed development meets the spirit of the form based code and provides a greater variety of housing choices, particularly for-rent multi-family housing, something the City needs.
4. The City intended both in the General Master Plan and in the Zoning Ordinance for the mixed use district to be where the highest densities and intensities of uses would be concentrated, this project complies with that intention.
5. The location of this project and its accessibility to transit, Station Park and Park Lane Commons project, etc. make this a good fit.
6. The DRC will review the plans and improvement drawings more thoroughly at the next phase where more details are required.
7. The park and trail on the north of the property will be added amenities to the City and will connect the Legacy Trail to the Shepard Creek future trail network to the west.
8. The proposed street network does not alter the streets on the existing regulating plan but adds more streets and improves connectivity and the overall street layout of the mixed use district.

ADJOURNMENT

Motion:

At 9:11 p.m., **Alex Leeman** made a motion to adjourn the meeting which was unanimously approved.


Rebecca Wayment
Chair, Farmington City Planning Commission